



113 West Mountain Street
Fayetteville, AR 72701
(479) 575-8323

Ordinance: 6821

File Number: 2024-752

CHAPTER 118.01 (E) - SHORT TERM RENTALS 1 & 2 (AMENDMENT):

AN ORDINANCE TO AMEND § 118.01 (E)(1) AND (2) OF THE FAYETTEVILLE CODE TO SIMPLIFY AND CLARIFY THE DEFINITIONS OF SHORT-TERM RENTAL, TYPE 1 AND SHORT-TERM RENTAL, TYPE 2

WHEREAS, the Ordinance Review Committee has unanimously forwarded the simplified and clarified definitions of Short-Term Rental, Type 1 and Short-Term Rental, Type 2 for City Council Consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FAYETTEVILLE, ARKANSAS:

Section 1: That the City Council of the City of Fayetteville, Arkansas hereby amends § 118.01 (E)(1) and (2) of the Fayetteville Code by repealing them in their entireties and enacting replacement 118.01 (E)(1) and (2) as follows:

“118.01 (E)(1)

Short-Term Rental, Type 1.

A short-term rental is where the owner or long term tenant occupies the principal dwelling or the accessory dwelling unit as their primary full time residence for at least nine months of each calendar year and rents the remaining portion of their residence or their accessory dwelling unit as a short-term rental. An applicant for a Type 1 Short-Term Rental shall provide a copy of the property’s Homestead Tax Credit, long term lease agreement or other comparable evidence of long-term residency to the City to prove the long-term residency requirement. The long-term occupant of the property is responsible for the management and control of occupants in the short-term rental, Type 1 to ensure no adverse effects or problems are inflicted upon residential neighbors.

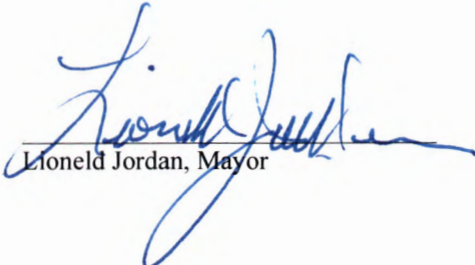
118.01 (E)(2)

Short-Term Rental, Type 2.

If a desired Short-Term Rental does not qualify as a Short-Term Rental, Type 1, a property owner may seek to be approved as a Short-Term Rental, Type 2. A new Short-Term Rental, Type 2 may be permitted in residential zoning districts pursuant to the requirements of § 163.18 and in non-residential and mixed-use zoning districts pursuant to § 164.26. All Short-Term Rentals, Type 2 must also comply with requirements of § 118.01 (E).”

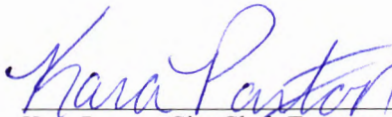
PASSED and APPROVED on December 4, 2024

Approved:



Lioneld Jordan, Mayor

Attest:



Kara Paxton, City Clerk Treasurer



This publication was paid for by the City Clerk-Treasurer of the City of Fayetteville, Arkansas.
Amount Paid: \$ 171.76